

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 8 Shelbourne Court, Meadow Heights Vic 3048

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$740,000 & \$780,000

Median sale price

Median price \$690,000 Property Type House Suburb Meadow Heights

Period - From 01/01/2026 to 31/03/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	9 Airley Ct MEADOW HEIGHTS 3048	\$750,000	07/02/2026
2	28 Milford Ct MEADOW HEIGHTS 3048	\$780,000	16/01/2026
3	6 Knight Ct MEADOW HEIGHTS 3048	\$800,000	20/12/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 02/06/2026 12:52



Rooms: 7

Property Type: House

Land Size: 608 sqm approx

Agent Comments

Indicative Selling Price

\$740,000 - \$780,000

Median House Price

March quarter 2026: \$690,000

Comparable Properties



9 Airley Ct MEADOW HEIGHTS 3048 (REI)

Agent Comments



Price: \$750,000

Method: Sold Before Auction

Date: 07/02/2026

Rooms: 8

Property Type: House (Res)

Land Size: 620 sqm approx



28 Milford Ct MEADOW HEIGHTS 3048 (REI)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 16/01/2026

Property Type: House

Land Size: 606 sqm approx



6 Knight Ct MEADOW HEIGHTS 3048 (REI)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 20/12/2025

Property Type: House (Res)

Land Size: 748 sqm approx

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